



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
**JACKSONVILLE DISTRICT CORPS OF ENGINEERS**  
**9900 SOUTHWEST 107<sup>TH</sup> AVENUE, SUITE 203**  
**MIAMI, FL 33176**

**April 22, 2020**

Regulatory Division  
South Branch  
South Permits Section

## ***PUBLIC NOTICE***

**Permit Application No. SAJ-2004-08665(SP-MLC)**

TO WHOM IT MAY CONCERN: This District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344) as described below.

APPLICANT:

Aquarela Homes, Inc.  
Eduardo Rodriguez  
8000 West 24<sup>th</sup> Avenue, Bay 1  
Hialeah, FL 33016

WATERWAY & LOCATION: The proposed project is located in freshwater wetlands in the northeast corner of the intersection at S.W. 344<sup>th</sup> Street and S.W. 172<sup>nd</sup> Avenue north of the South Dade Wetlands Basin in Miami-Dade County. The project is within Section 19, Township 57 South, Range 39 East.

DIRECTIONS TO SITE: From the Florida Turnpike heading South, take Exit 1 (the terminal point of the Turnpike) onto US-1. Make an immediate left onto Palm Drive (SW 344 St.) and head east. Turn north on S.W. 172<sup>nd</sup> Avenue. The subject site is at the northeast corner of the intersection of S.W. 344<sup>th</sup> Street and S.W. 172<sup>nd</sup> Avenue.

APPROXIMATE CENTRAL COORDINATES: Latitude 25.445556<sup>o</sup>  
Longitude -80.470833<sup>o</sup>

PROJECT PURPOSE:

Basic: The basic purpose is to construct residential housing.

Overall: The overall purpose of this application is to construct a multi-family residential complex in southeastern Miami-Dade County.

EXISTING CONDITIONS: The project is located due north of the South Dade Wetlands Basin, characterized as historically being a short- to moderate- hydroperiod wetland

community. The freshwater wetlands affected by this component of the project are characterized as 11.24 acres of Brazilian pepper (*Schinus terebinthifolius*) dominated wetlands and 9.7 acres of Burma reed (*Neyraudia reyaudiana*). Leatherfern (*Acrostichum danaeifolium*), willow (*Salix carolinaiana*), shoebutt Ardisia (*Ardisia elliptica*), *Bischofia javanica*, and Royal palm (*Roystonea elata*) are present. The soils present were marl and standing water was present throughout the site.

PROPOSED WORK: The applicants propose to impact 20.94 acres of freshwater wetlands for construction of a residential development and its associated stormwater treatment areas.

Specifically, the applicant proposes to place 112,933 cubic yards of fill in 20.94 acres of freshwater wetlands to construct the proposed development.

COMPENSATORY MITIGATION – The applicant has offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment:

The applicant has proposed to mitigate for 20.94 acres of wetlands by purchasing federal mitigation credits at the Hole-in-the-Donut in-lieu fee program.

HISTORIC/ARCHAEOLOGICAL RESOURCES: The Corps is not aware of any known historic properties within the permit area. By copy of this public notice, the Corps is providing information for review. Our final determination relative to historic resource impacts is subject to review by and coordination with the State Historic Preservation Officer and those federally recognized tribes with concerns in Florida and the Permit Area.

ENDANGERED SPECIES: A preliminary review the U.S. Fish and Wildlife Service (FWS) and the National Marine Fisheries Service's Protected Resource Divisions (NMFS-PRD)'s list of Endangered and Threatened Species indicates the following listed species may occur in the project area:

The Corps has made the determination that the project may affect, but is not likely to adversely affect the wood stork (*Mycteria americana*). The Corps has also made the determination that the project may affect, but is not likely to adversely affect the Eastern Indigo Snake (*Drymarclon corais couperi*). The Corps will seek programmatic concurrence with these determinations from the Fish and Wildlife Service regarding the two aforementioned species.

The Corps has determined that the project may affect but is not likely to adversely affect the Florida panther (*Puma (Felis) concolor coryi*) or the Florida Bonneted Bat

(*Eumops floridanus*) The Corps will initiate informal correspondence with the Fish and Wildlife Service, via separate letter, pursuant to Section 7 of the Endangered Species Act for impacts to these species.

This notice serves as request for information from the U.S. Fish and Wildlife Service, the National Marine Fisheries Service's Protected Resource Division, and any other interested party, on whether any species listed or proposed for listing may be present in the area.

**ESSENTIAL FISH HABITAT:** This notice initiates consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act 1996. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries in the snapper-grouper complex. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

**NOTE:** This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The jurisdictional line has not been verified by Corps personnel.

**AUTHORIZATION FROM OTHER AGENCIES:** Water Quality Certification may be required from the Florida Department of Environmental Protection and/or one of the state Water Management Districts.

**COMMENTS** regarding the potential authorization of the work proposed should be submitted in writing to the attention of the District Engineer through the Miami Permits Section, 9900 Southwest 107<sup>th</sup> Avenue, Suite 203, Miami, FL 33176 within 30 days from the date of this notice.

The decision whether to issue or deny this permit application will be based on the information received from this public notice and the evaluation of the probable impact to the associated wetlands. This is based on an analysis of the applicant's avoidance and minimization efforts for the project, as well as the compensatory mitigation proposed.

**QUESTIONS** concerning this application should be directed to the project manager, Megan Clouser, in writing at the Miami Permits Section, 9900 SW 107<sup>th</sup> Avenue, Suite 203, Miami, FL 33176; by electronic mail at [Megan.L.Clouser@usace.army.mil](mailto:Megan.L.Clouser@usace.army.mil); or, by telephone at (305)526-7182.

**IMPACT ON NATURAL RESOURCES:** Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area.

**EVALUATION:** The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

The US Army Corps of Engineers (Corps) is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

**COASTAL ZONE MANAGEMENT CONSISTENCY:** In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board. In the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with the Coastal Zone Management Plan.



REQUEST FOR PUBLIC HEARING: Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.

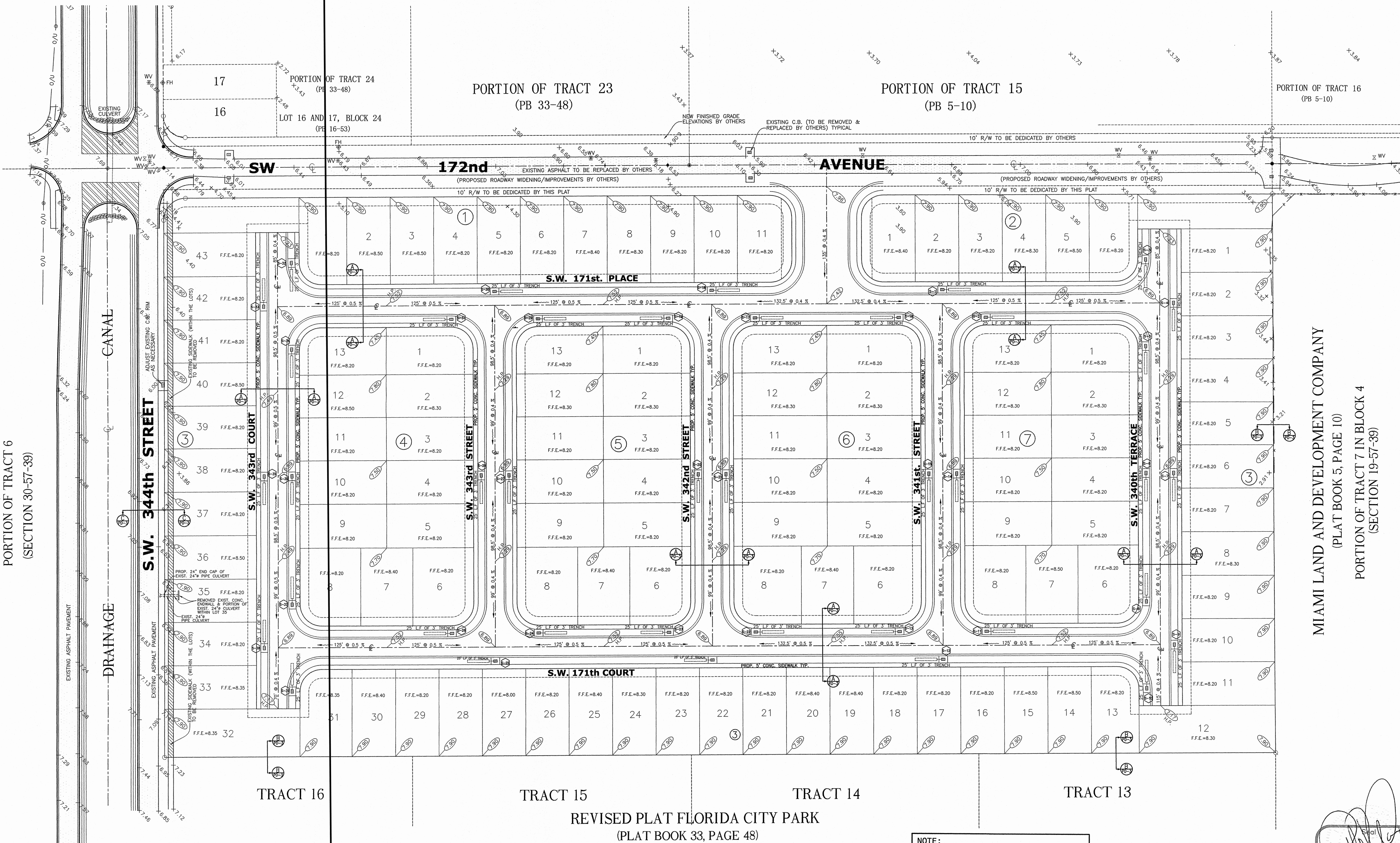
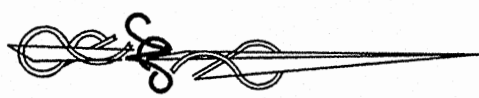






DOLPHIN HOMES FIRST ADDITION

SCALE: 1"=50'



NOTE:  
FROM TOPOGRAPHIC SURVEY AVERAGE ELEVATION OF  
ADJACENT ROAD= 7.37 (N.G.V.D.)  
7.37+0.67=8.04  
8.04+8.14  
8.14 IS MAX. STAGE FOR 100 YEARS-3 DAYS EVENT

MIAMI LAND AND DEVELOPMENT COMPANY  
(PLAT BOOK 5, PAGE 10)  
PORTION OF TRACT 7 IN BLOCK 4  
(SECTION 19-57-39)

TRI-COUNTY ENGINEERING, INC.  
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS  
Certificated: EB-6706, AA-2777, LB-6507 State of Florida  
7729 N.W. 146th St.  
Miami Lakes, Florida 33016  
Ph: (305) 823-3737  
Fx: (305) 823-3172

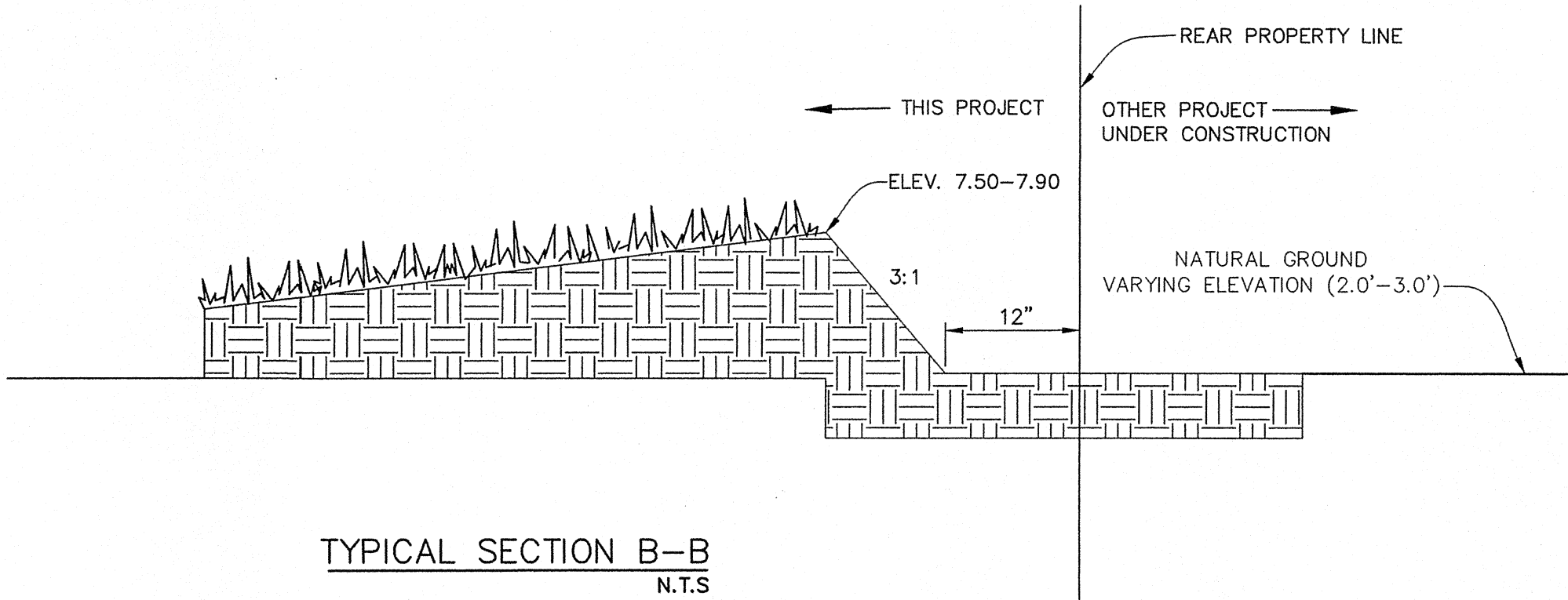
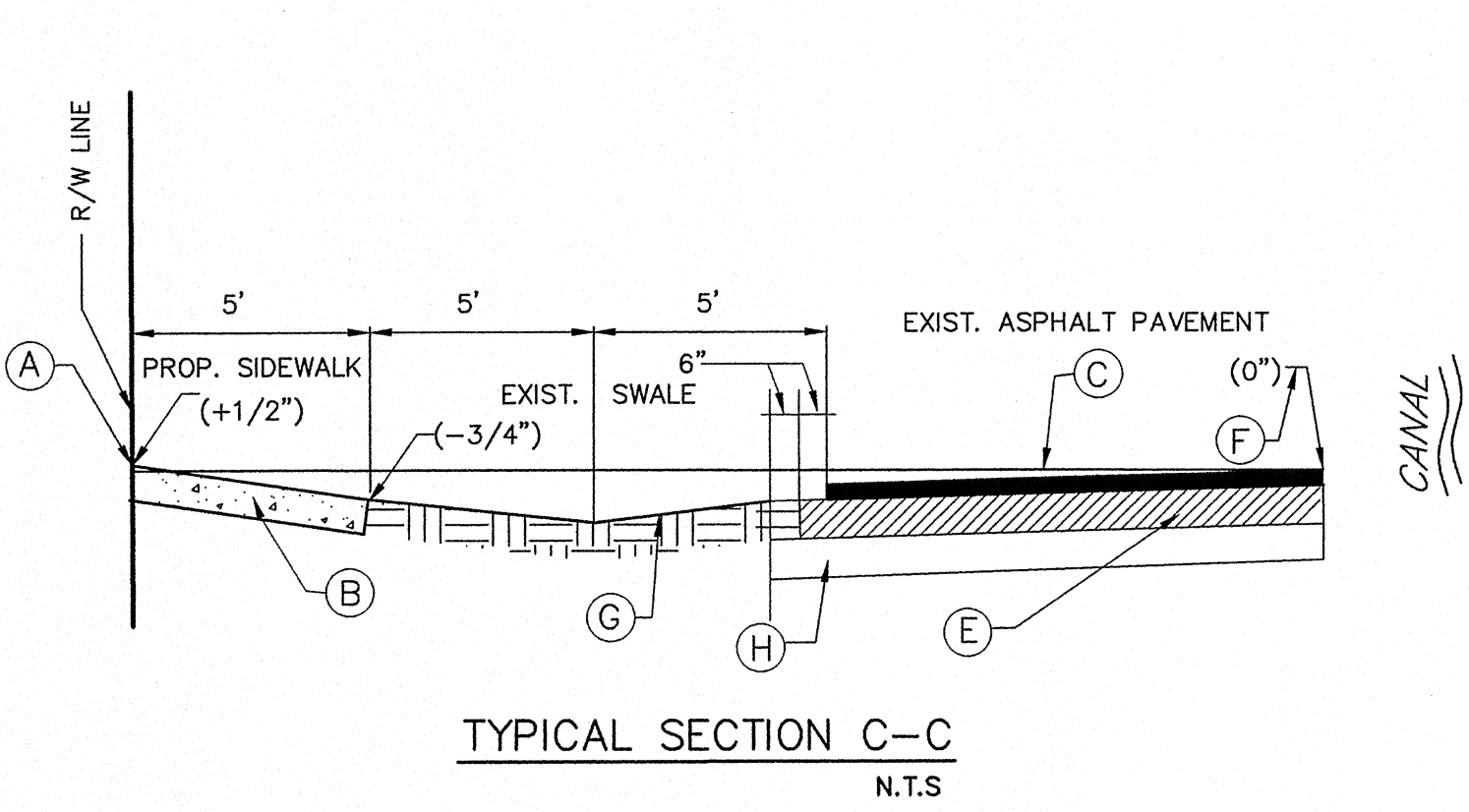
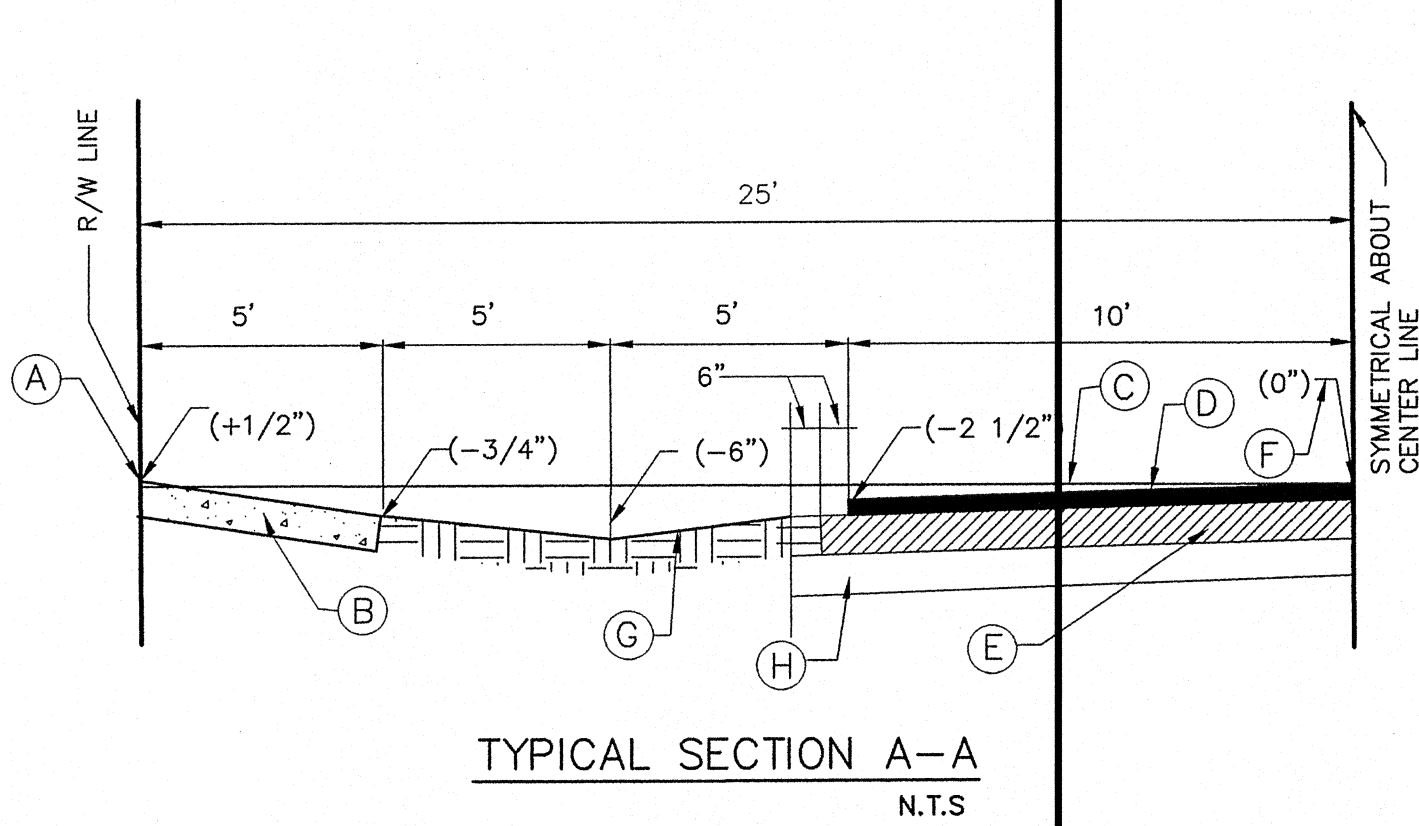
Job No. 050280  
Sheet PD-2  
2 of 4

Desig	P. Garcia	No.	DATE	BY	APRV	REVISION DESCRIPTION
Drwn	R.C.	07-22-05		C.M.	R.C.	CHANGED PROPOSED ELEVATIONS
Chkd	P. Garcia	09-29-05		C.M.	R.C.	CHANGED FINISH FLOOR ELEVATIONS
Aprv	P. Garcia					
Date			April, 2005			

DOLPHIN HOMES FIRST ADDITION  
PAVING, GRADING & DRAINAGE PLAN  
S.W. 344th STREET & S.W. 172nd AVENUE



DOLPHIN HOMES FIRST ADDITION



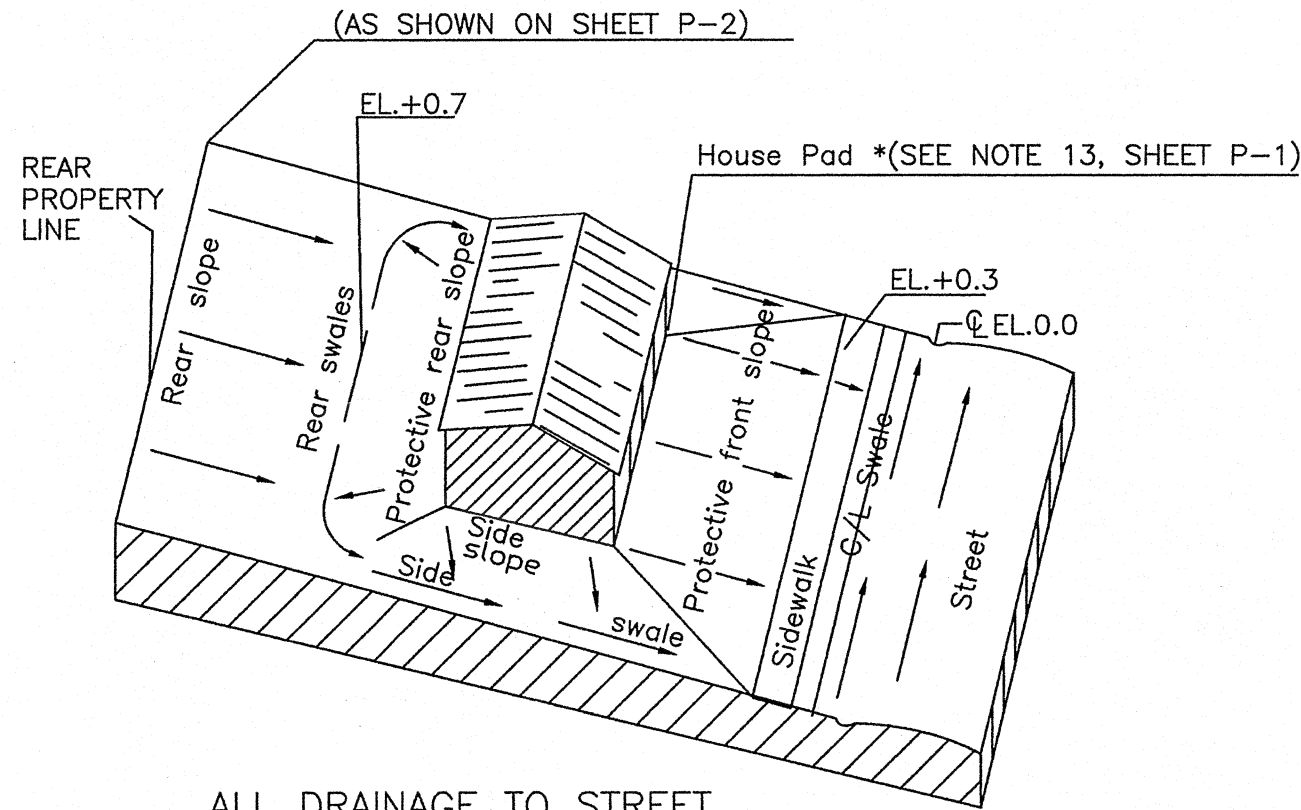
- (A) RIGHT-OF-WAY LINE AT OR ABOVE FLOOD CRITERIA
- (B) CONCRETE SIDEWALK
- (C) LEVEL LINE
- (D) ASPHALTIC CONCRETE SURFACE COURSE 1" THICK (COMPACT)
- (E) BASE COURSE, PRIMED ENTIRE WIDTH (8")
- (F) OFFSET FROM LEVEL LINE
- (G) SWALE (SOLID SOD), SEE R14.6 FOR SPECIAL DRAINAGE CONDITION
- (H) STABILIZED SUBGRADE (12")

ITEM	CROSS REF.	SPEC. REF.
STABILIZING	SEC 33	
CONCRETE SIDEWALK	R-131	SEC 145
ASPHALTIC CONCRETE		SEC 133
BASE COURSE		SEC. 51

STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE "P" BOX	RIM THROAT OR FLOW LINE ELEV.	INVERT ELEV.	PIPE SIZE	LENGTH OF SOLID HDP PIPE	LENGTH OF PERFORATED HDP PIPE	BOTTOM OF STRUCTURE ELEVATION
S-1	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-2	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-3	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-4	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-5	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-6	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-7	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-8	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-9	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-10	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-11	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-12	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-13	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-14	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-15	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-16	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-17	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-18	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-19	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-20	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-21	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-22	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-23	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-24	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-25	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-26	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-27	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-28	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-29	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-30	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-31	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-32	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-33	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-34	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-35	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-36	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-37	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-38	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0
S-39	PRECAST ROUND	6.39	3.0	15"	5'	25'	1.0

TOTAL L.F.=975

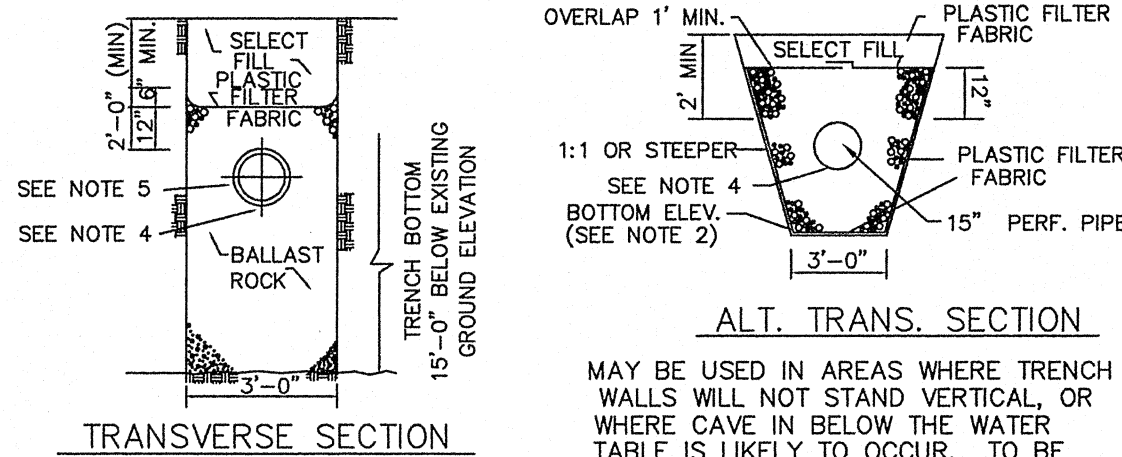
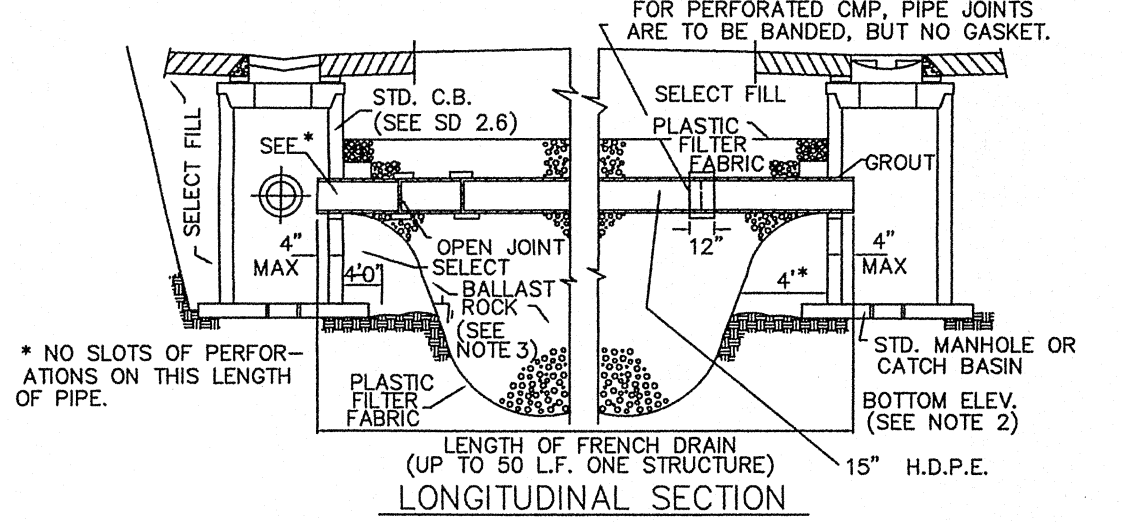


ALL DRAINAGE TO STREET  
LOT GRADING  
SECTION G - G  
N.T.S.

GENERAL NOTES FOR INLETS

SD 2.6 DADE COUNTY PUBLIC WORKS STANDARDS

- INLET STRUCTURES ( PER S.D-2.6) 42" "P"- ALTERNATE "B" ROUND BOX STRUCTURE CONSTRUCTED OF CONCRETE ONLY. THE CONCRETE MAY BE CAST-IN-PLACE OR PRECAST.
- WALL REINFORCEMENT AND THICKNESS ARE FOR EITHER CAST-IN-PLACE OR PRECAST CONCRETE EXCEPT THAT FOR PRECAST CIRCULAR UNITS ASTM Specification C-76, Table III, FOR B WALL REINFORCED CONCRETE PIPE OR PRECAST CIRCULAR UNITS IN ACCORDANCE WITH ASTM Specification C-478 WILL BE ACCEPTABLE. TOP AND FLOOR SLAB THICKNESS AND REINFORCEMENT ARE FOR ALL TYPES OF CONSTRUCTION.
- PRECAST TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM Specifications C-478 FOR PRECAST CIRCULAR UNITS.
- SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE.
- CORNER FILLETS SHOWN FOR RECTANGULAR STRUCTURES ARE NECESSARY ONLY WHEN STRUCTURES ARE USED IN CONJUNCTION WITH CIRCULAR TOPS.
- STRUCTURES SHALL BE SECURED TO INLET THROATS, RISERS OR MANHOLE TOPS WITH A MINIMUM OF 6-No. 4 BARS 12" LONG.
- MORTAR USED TO SEAL THE PIPE IN THE WALLS OT THE PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNITS. MAXIMUM OPENING FOR PIPE SHALL BE MAX. REQUIRED O.D. + 6".
- CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE OR PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 7 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-71)"



- NOTES:
- PLASTIC FILTER FABRIC (AT EA. SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER
  - THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
  - AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
  - INVERT ELEVATION TO BE 3.0' NGVD.
  - SEE SHEET 2 OF 3 OF SD 1.1 IN THE D.C.P.W. MANUAL.

EXFILTRATION TRENCH DETAIL  
(SD 1.1 SHEET 1 OF 1) N.T.S.

Pablo R. Garcia, P.E.  
Civil Engineer No. 34239  
State of Florida  
For The Firm

REVISION DESCRIPTION

No.	DATE	BY	APRV
1			
2			
3			
4			
5			

DOLPHIN HOMES FIRST ADDITION

PAVING, GRADING & DRAINAGE PLAN

S.W. 344th STREET & S.W. 172nd AVENUE

TRI-COUNTY ENGINEERING, INC.

ENGINEERS ARCHITECTS SURVEYORS & MAPPERS

Certificates: EB-6706, AA-2777, LB-6507 State of Florida

7729 N.W. 146 th St. Miami Lakes, Florida 33016

Ph: (305) 823-3737 Fx: (305) 823-3172

JobNo.

050280

Sheet:

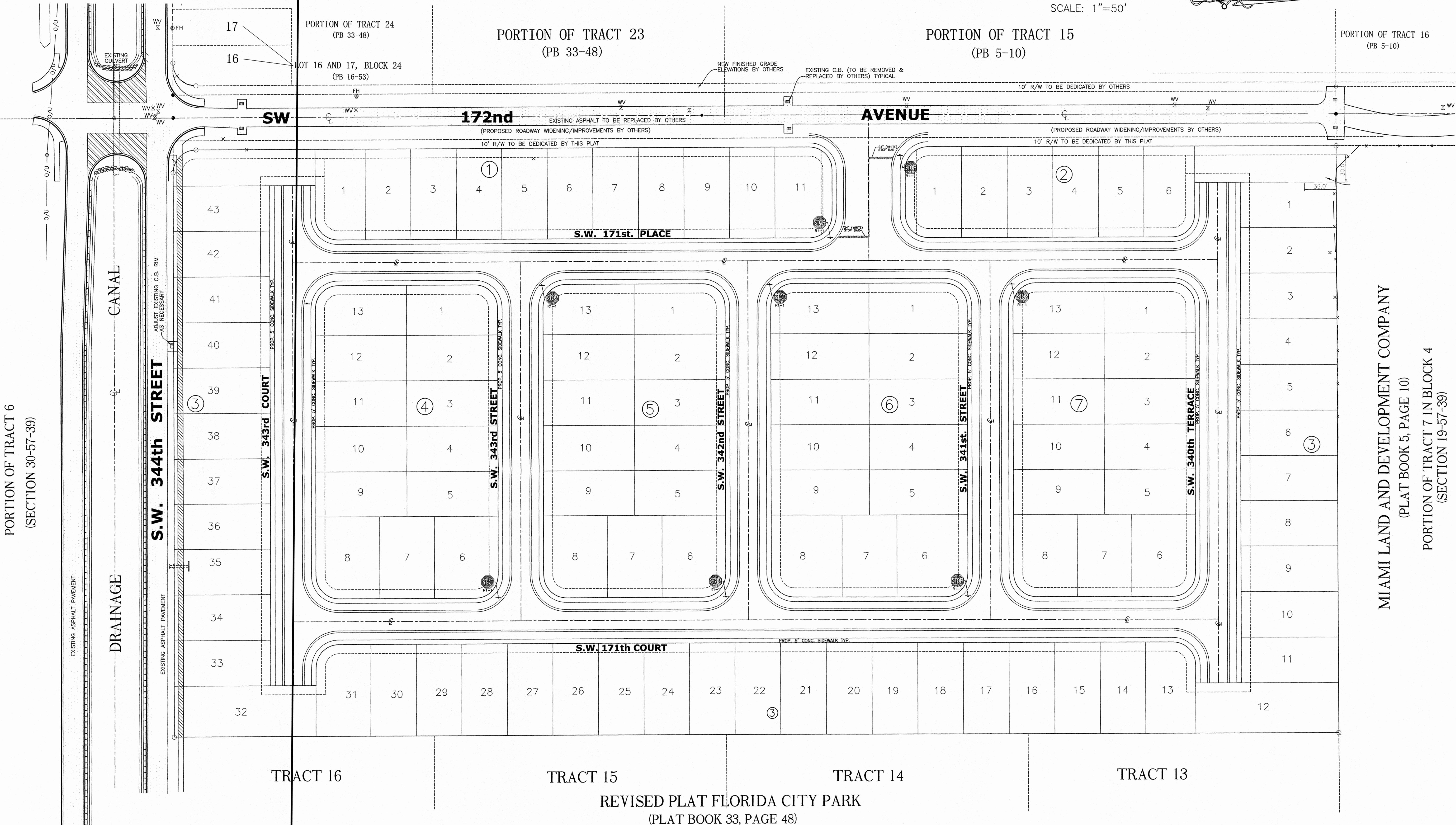
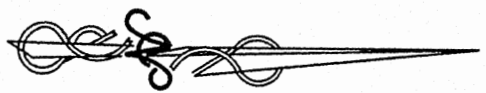
PD-3

3 of 4



# DOLPHIN HOMES FIRST ADDITION

SCALE: 1"=50'



## TRAFFIC GENERAL NOTES & CONDITIONS:

- 1.- Engineer shall prepare signing & pavement markings plans on a separate sheet (1"=50' scale minimum).
- 2.- Engineer shall visit site & verify field conditions before preparing proposed signing & pavement markings plans.
- 3.- Contractor shall be responsible for the removal of all pavement markings and signs conflicting with the proposed roadway construction.
- 4.- Contractor shall be responsible for the installation of all pavement markings and signs as shown in the plans and applicable traffic design standards.
- 5.- Contractor shall be responsible for matching existing pavement markings at the beginning and at the end of the project, and at all intersecting side streets.

- 6.- Contractor shall be responsible for the installation of reflective pavement markers along the entire length of the project.
- 7.- Any signing material, including supports to be removed, shall be delivered by the contractor to Dade County's Traffic Signals and Signs Maintenance Facility located at 7100 NW 36 Street, Miami, Florida.
- 8.- Sign assembly locations shown in the plans which are in conflict with street lighting utilities, driveways, pedestrian ramps etc. may be adjusted as directed by the Engineer/Inspector.
- 9.- Contractor shall be responsible for providing pedestrian ramps/x-walk where sidewalk is existing or proposed (ADA-PWM).

## LEGEND:

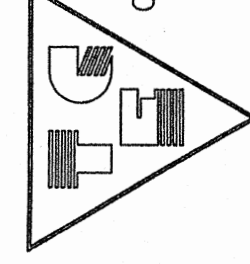
- 50 L.F. 2'-4" DOUBLE (Y)(T)(R.P.M.'S)(TYP.) W/ 24" (W)(T)
- NEW ASPHALT BY THIS PROJECT
- DENOTES EXISTING PAVEMENT & ROADWAYS
- 8" WHITE (6'-0" c-c) AS PER SECTION 3B.17 OF M.U.T.C.D.

MIAMI LAND AND DEVELOPMENT COMPANY

(PLAT BOOK 5, PAGE 10)

PORTION OF TRACT 7 IN BLOCK 4  
(SECTION 19-57-39)

TRI-COUNTY ENGINEERING, INC.  
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS  
Certifications: EB-6706, AA-2777, LB-6507 State of Florida  
7729 N.W. 146th St.  
Miami Lakes, Florida 33016  
Ph: (305) 823-3737  
Fx: (305) 823-3172



Job No. 050280

Sheet: PD-4  
4 of 4

DOLPHIN HOMES FIRST ADDITION

TRAFFIC PLAN

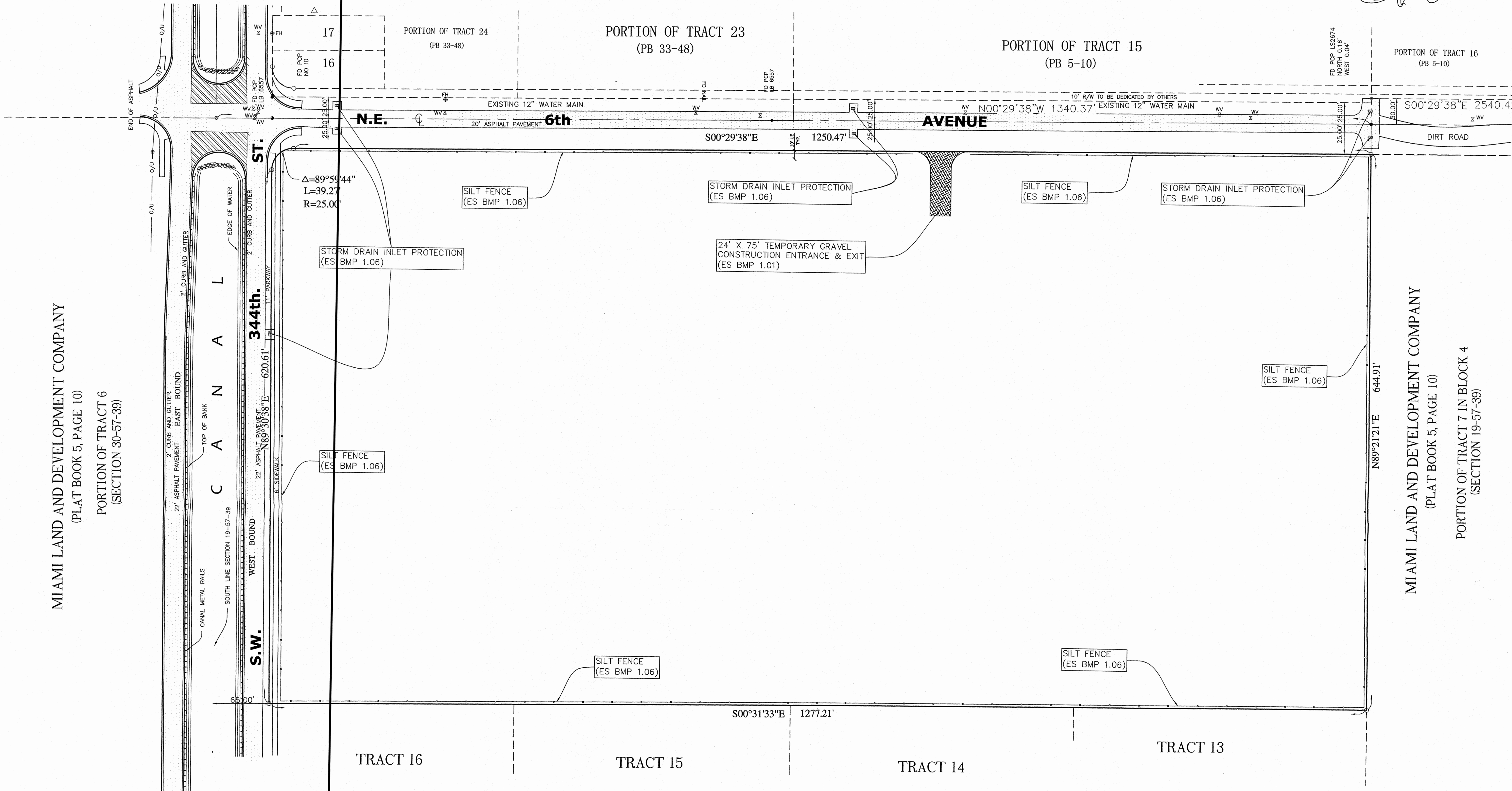
S.W. 344th STREET & S.W. 172nd AVENUE

Desig	P. Garcia	No.	DATE	BY	APRV	REVISION DESCRIPTION
Drwn	R.C.	Δ				
Chkd	P. Garcia	Δ				
Aprv	P. Garcia	Δ				
Date	April, 2005					



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=60'



MIAMI LAND AND DEVELOPMENT COMPANY  
(PLAT BOOK 5, PAGE 10)  
PORTION OF TRACT 6  
(SECTION 30-57-39)

MIAMI LAND AND DEVELOPMENT COMPANY  
(PLAT BOOK 5, PAGE 10)  
PORTION OF TRACT 7 IN BLOCK 4  
(SECTION 19-57-39)

TRACT 16

TRACT 15

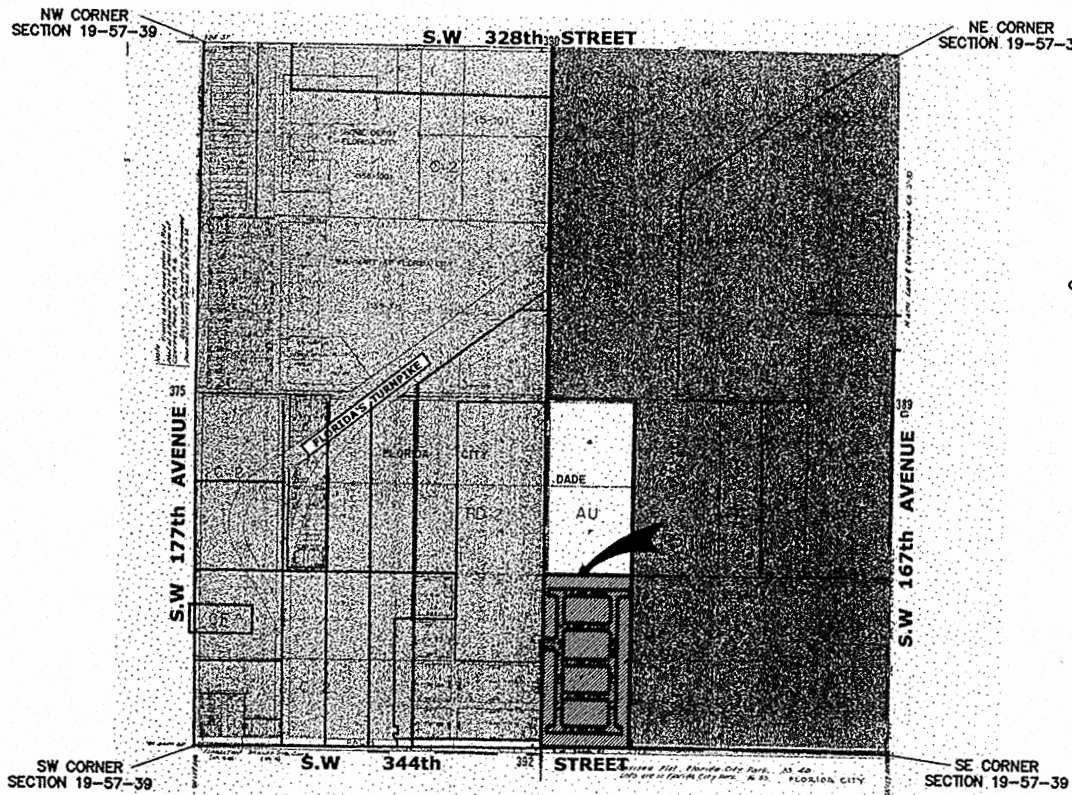
TRACT 14

TRACT 13

REVISED PLAT FLORIDA CITY PARK  
(PLAT BOOK 33, PAGE 48)

NOTE:  
FOR DETAILS AND SPECIFICATIONS SEE ATTACHED  
DOCUMENT ENTITLED "EROSION & SEDIMENT CONTROL  
FOR PORTOFINO GARDENS".

NO DEWATERING ACTIVITIES TO OCCUR AS PART OF  
THIS PERMIT.



LOCATION MAP  
PORTION OF SECTION 19-57-39  
SCALE: 1"=1500'

Plans  
-060404-13  
ORIGINAL SUBMITTAL  
APR 04 2005  
WPB

Pablo R. Garcia, P.E.  
Civil Engineer No. 34239  
State of Florida  
For The Firm

Project Name:		EROSION & SEDIMENT CONTROL PLAN FOR DOLPHIN HOMES FIRST ADDITION		DESIGNER		REVISION DESCRIPTION	
Owner / Ph:		EDUARDO RODRIGUEZ		PABLO R.G.		No.	
Address:		S.W. 344th STREET & N.E. 6th AVENUE		JOSEB		DATE	
Project Add:				J.M.L.		BY	
				PABLO R.G.		APR	
				JULY, -05			

TRI-COUNTY ENGINEERING, INC.  
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS  
Certificated: EB-6706, AA-2777, LB-6507 State of Florida  
7729 NW 146 th st.  
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JobNo.

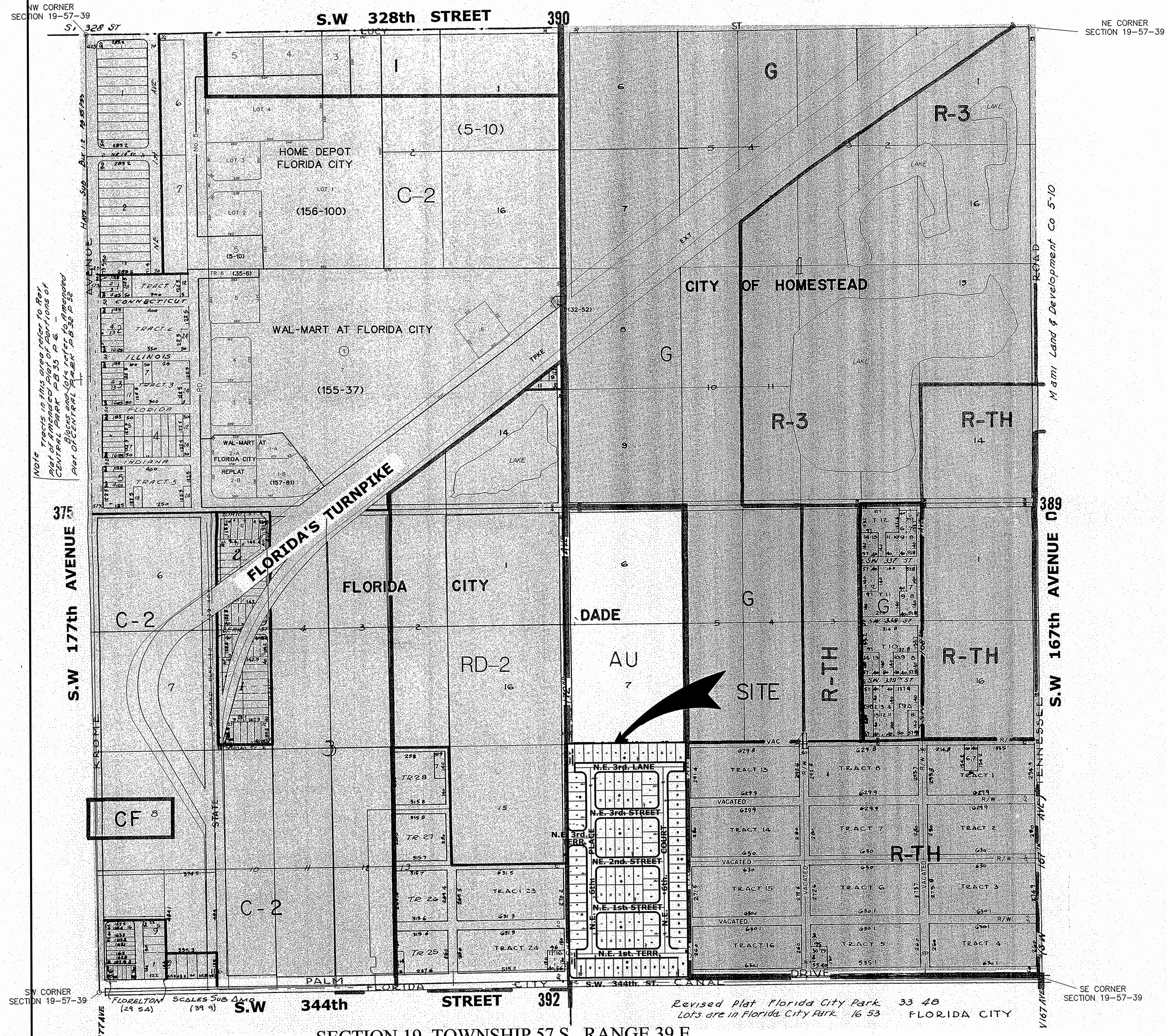
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E-1

1 of 1



# TENTATIVE PLAT OF: "DOLPHIN HOMES FIRST ADDITION"



Plans  
ORIGINAL SUBMITTAL  
APR 04 2006  
WPB  
-060404-13

**TRI-COUNTY ENGINEERING, Inc.**  
ENGINEERS • ARCHITECTS • SURVEYORS & MAPPERS  
CERTIFICATES: EB-6706, AA-2777, LB-6507, FLORIDA  
7729 NW 148th St. Ph: (305) 823-3737  
Miami Lakes, Florida 33016 Fax: (305) 823-3172

I HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY AS DESCRIBED IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

I FURTHER CERTIFY THAT NO VISIBLE ENCROACHMENTS EXIST EXCEPT AS SHOWN.

FEB 14 2005

JOSE M. LOPEZ, P.L.S. #4849  
STATE OF FLORIDA  
FOR THE FIRM

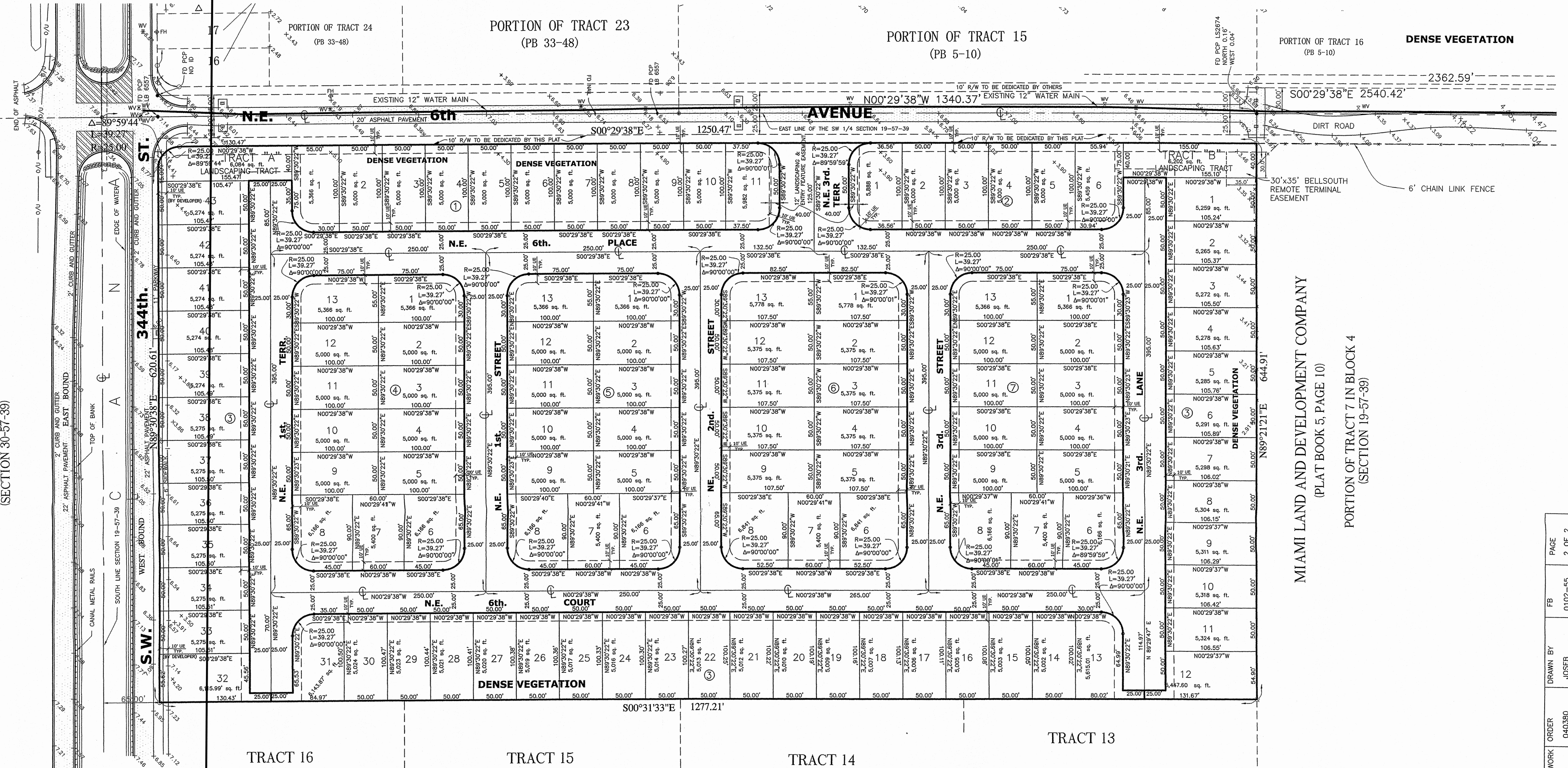
NOTE: NOT A VALID SURVEY WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER

PREPARED FOR:	DOLPHIN ENTERPRISES, L.L.C.
DATE OF FIELD WORK:	MARCH, 2004
ORDER:	040380
DRAWN BY:	JOSEB
FB:	0102-55
PAGE:	1 OF 2



# TENTATIVE PLAT OF: "DOLPHIN HOMES FIRST ADDITION"

SCALE: 1"=60'



## REVISED PLAT FLORIDA CITY PARK (PLAT BOOK 33, PAGE 48)

### ABBREVIATIONS & SYMBOLS

- = INACCESSIBLE CORNER
- = FD REBAR
- = SET IRON PIPE LB6507
- = FOUND IRON PIPE
- = SET P.C.P.
- = WATER VALVE
- = FIRE HYDRANT
- = OVERHEAD UTILITY
- = WOOD POLE
- = CONCRETE POLE
- = ANCHOR
- = CATCH BASIN
- = STREET LIGHT
- = SANITARY SEWER MANHOLE
- = FOUND
- = PERMANENT CONTROL POINT
- = IDENTIFICATION
- = WATER VALVE
- = FIRE HYDRANT

DESCRIPTION:  
TRACTS 17, 18, 19 AND 20 OF "REVISED PLAT FLORIDA CITY PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, AT PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

AND  
LOTS 29 AND 30 IN BLOCK 20 OF "FLORIDA CITY PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16 AT PAGE 53 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

ALL LOTS SHOWN HEREON TO BE ABANDONED.

ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING A GROSS AREA OF 912446.04 SQUARE FEET (20.94 ACRES) AND A NET AREA OF 823432.38 SQUARE FEET (18.90 ACRES).

### SURVEYOR'S NOTES:

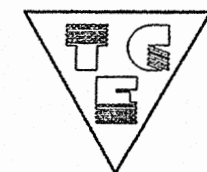
- 1.- THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION AS PROVIDED BY CLIENT.
- 2.- THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.- ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS 61017-6.003(1), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.- FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN HEREON.
- 6.- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY, MAPS, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7.- CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 8.- UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 9.- GROSS AREA OF PROPERTY: 912446.04 SQUARE FEET (20.94 ACRES)
- 10.- AREA NET OF PROPERTY: 823432.38 SQUARE FEET (18.90 ACRES)
- 11.- OWNERSHIP SUBJECT TO OPINION OF TITLE
- 12.- SURVEY: BOUNDARY SURVEY
- 13.- BEARINGS SHOWN HEREON AND NORTH ARROW DIRECTION ARE BASED ON AN ASSUMED VALUE OF N89°30'38"W, ALONG THE SOUTH LINE OF SECTION 19-578-38E, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- 14.- ELEVATIONS ARE BASED ON: NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 15.- MIAMI-DADE BENCH MARK USED: U-730 ELEV.: 7.30'
- 16.- PROPERTY ADDRESS: SW 344TH STREET AND SW 172TH AVENUE.
- 17.- THIS PROPERTY IS LOCATED IN NATIONAL FLOOD INSURANCE PROGRAM FLOOD ZONE "A" ELEVATION N/A AS SHOWN ON F.E.M.A. MAP PANEL N°1202500365J REV. MARCH 2, 1994.
- 18.- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
- 19.- DADE COUNTY FLOOD CRITERIA: 6.3
- 20.- EXISTING ZONE CLASSIFICATION: PUD.
- 21.- DEVELOPMENT INFORMATION: 112 SINGLE FAMILY UNITS.
- 22.- WATER-SEWER PROVIDER: FLORIDA CITY WATER & SEWER DEPARTMENT.

MIAMI LAND AND DEVELOPMENT COMPANY  
(PLAT BOOK 5, PAGE 10)

PORTION OF TRACT 7 IN BLOCK 4  
(SECTION 19-57-39)

MIAMI LAND AND DEVELOPMENT COMPANY  
(PLAT BOOK 5, PAGE 10)

PORTION OF TRACT 6  
(SECTION 30-57-39)



**TRI-COUNTY ENGINEERING, Inc.**  
ENGINEERS • ARCHITECTS • SURVEYORS & MAPPERS  
CERTIFICATES: EB-6706, AA-2777, LB-6507, FLORIDA  
7729 NW 146th St. Ph: (305) 823-3737  
Miami Lakes, Florida 33016 Fax: (305) 823-3172

I HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY AS DESCRIBED IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

I FURTHER CERTIFY THAT NO VISIBLE ENCROACHMENTS EXIST EXCEPT AS SHOWN.

FEB 14 2005  
JOSE M. LOPEZ, S.L.S.N. 4849  
STATE OF FLORIDA  
FOR THE FIRM

NOTE: NOT A VALID SURVEY WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER